



# Sites in Reuse

## Munisport Landfill Superfund Site

152nd Street NE and Biscayne Boulevard, North Miami, Florida 33161



Images from left to right: Residential towers and parking at the site, site view from the towers, and view of a nearby high school from the towers.

**Site Size:** About 291 acres

**Current Site Uses:** Mixed uses – commercial office and retail space, residential areas, a hotel, and a master-planned community with recreation facilities and natural areas

### INTRODUCTION

The reuse of this former municipal landfill is supporting the creation of new community resources in this mid-size city in southeast Florida. The city of North Miami and Miami-Dade County are working with developers to transform 193 acres of this former landfill into a vibrant mixed-use development. The project generates tax revenues, support jobs, and provide residents and visitors with much-needed services.

### SITE HISTORY

A municipal landfill operated at the Munisport Landfill Superfund site from 1974 to 1981. Facility operations resulted in groundwater contamination. The city of North Miami led site investigation and cleanup activities, with oversight provided by EPA and the Florida Department of Environmental Protection. Cleanup efforts moved forward in phases – tidal restoration of the wetland area, construction of access and service roads, installation of hydraulic barrier recovery wells, and use of a groundwater treatment and disposal system.

Restoration of the tidal wetland area, including the Biscayne Bay Aquatic Preserve and the State of Florida mangrove preserve, finished in 1995. Construction of access roads and recovery wells for the hydraulic barrier finished in 1996. After extensive study of water quality and toxicity conditions in the mangrove preserve, EPA concluded that increased tidal circulation had eliminated the movement

of contamination from the site into the preserve. EPA updated the cleanup plan in 1997 to reflect the fact that no further action was necessary to address the migration of contaminated groundwater. In 2004, Miami-Dade County provided funding to the city of North Miami to close the landfill and clean up underlying groundwater contamination. The localities' efforts to oversee the landfill's closure and groundwater cleanup are ongoing.

### LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

Good working relationships between area governments and EPA, innovative local government leadership, and high demand for undeveloped land in the area have all spurred the successful redevelopment of the site.

Close coordination between area governments and EPA resulted in the site's phased remedy, which enabled parts of the site to be returned to use in the shorter term. EPA also transferred regulatory authority for the site to Miami-Dade County and took the site off the Superfund program's National Priorities List (NPL) in 1999.

The city of North Miami and Miami-Dade County then led the way, supporting the site's reuse as part of a larger, community-wide revitalization initiative. In 2001, Miami-Dade County adopted land use regulations that permitted higher-density development at environmentally impaired properties, and charged the North Miami Community

## Site History and Continued Use Timeline

**1974-1981:** City of North Miami operates a solid waste landfill at the site.

**September 1983:** EPA lists the site on the NPL.

**July 1990:** EPA selects a barrier wall as the remedy to protect wetlands and aquatic life from site contaminants.

**1992:** City of North Miami signs a Consent Decree with EPA for site cleanup.

**September 1999:** EPA takes the site off the NPL. Local efforts to oversee the landfill's closure and groundwater cleanup continue.

**November 2002:** North Miami electorate approves Biscayne Landing Project referendum.

**2012:** Construction of two towers of luxury condominiums on site finishes.

**2015-2030:** Solē Mia Miami project construction efforts are ongoing.

tax revenue increases within CRA districts are reinvested in local infrastructure and other improvements. Site reuse was also bolstered by a strong vote of support from the community, which overwhelmingly approved a November 2002 referendum allowing significant height and density increases necessary to make the project viable.

In 2002, developers began work on Biscayne Landing, a billion-dollar master-planned community, at the site. Construction on the mixed-use development stalled in 2007 due to the economic downturn; despite economic headwinds, two 25-story towers of luxury condominiums still opened on site in 2012. In 2015, the project regained momentum when a new ownership team took over. The team signed a 99-year lease for the site property and purchased 55 acres of land to help facilitate condominium development. Updated plans for the planned community, now known as Solē Mia Miami, include parkland, a lagoon and beaches, a million square feet of office and retail space, a hotel, and more than 4,000 residential units. The development, marketed as a live-work-play community, will serve as a hub of cultural and commercial activity. Developers anticipate that project construction will take about 15 years. Most recently, in 2017, the project broke ground on two apartment buildings and secured \$101 million in financing for upcoming activities.

As of December 2017, the site supported 37 on-site businesses. These businesses employed over 100 people and generated an estimated \$6.4 million in annual sales revenue.

Redevelopment Agency (CRA) with fostering reuse opportunities for the city's brownfield areas as well as the Munisport Landfill Superfund site. The CRA's Tax Increment Financing (TIF) program then helped spur such opportunities; the program ensures that all future property

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

## FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/munisport-landfill](http://www.epa.gov/superfund/munisport-landfill)



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)